


We know these hills better than anyone!



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400 E. Rutherford
Landrum, SC 29356



A blend of fenced pastures, woods, steam, and distant vistas provide a grand setting for this horse farm - deep within the interior of approximately 350 acres of Windswept Plantation and its private trail system. This lovely stucco and brick home has five bedrooms - four full baths with 3,476 heated square feet, a two car attached garage and a very large deck area overlooking fenced pastures and long range views. There is also a quaint 535 heated square foot, one bedroom, one and a half bath guest house at the woods edge.

The quality of this home is quite evident with its ceilings all 10 plus feet further accented by, multiple tray and coffered detailing, raised paneled wainscoting, an open concept with a very appealing flow, hard wood flooring, many windows, granite counter tops, textured walls (slap and drag method), high end eat in kitchen, large master suite with sitting area and a very unique/large his and her master bathroom.





Double doors provide entrance into the foyer and immediately you feel and see the quality within. To the right is the 12x12 ft office/den. On the left is the 12x16ft dining room with its raised panel wainscoting and impressive coffered ceiling.





A few more steps and you are in the 18x19 ft living room with the floor to ceiling windows bringing in the views of the pastures and distant wooded hills. A wood burning fireplace (with gas service already available) and book cases add a gentle warmth to the room.





Just off the living room you continue into the 15x25 ft kitchen with large dining area. The antique finished cabinets are accented by expansive granite counter tops. The smooth six eye /downdraft cooking surface is positioned to let you enjoy the views from the floor to ceiling windows. Included in the kitchen are stainless steal refrigerator and dishwasher, walk in pantry, and bar area. Off the kitchen is a hall that leads to the two car garage, and along the way is a washer and dryer room with utility sink and room for the freezer.





There are four bedrooms on the main floor and one in the basement with separate living area. The dimensions range 12x14 ft, 11x12 ft. and 11x11 ft. A full bath services each.





The 19x18 ft master bedroom has a sitting area with access to the large deck area. A tray ceiling defines the king size area for the bed. The master bath is very large and is separated into his and her areas by a tiled walk in/through shower with two heads. Her side has a toilet area, large hydro therapy jetted tub that maintains water temperature, granite counter top at sink area and a large walk in closet. His side, entered by separate door, has a toilet area, granite counter top and large walk in closet.

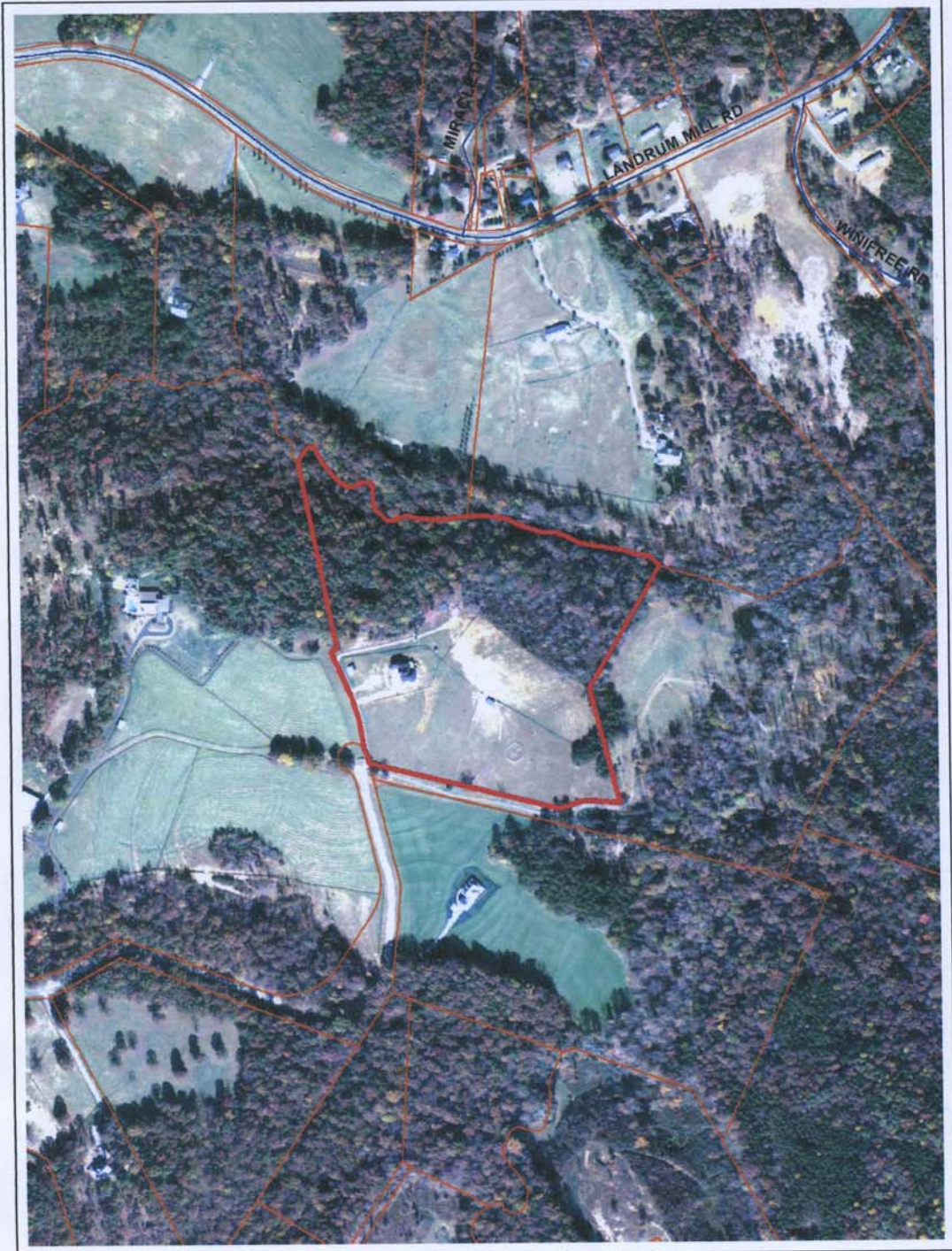




Home infrastructure includes: all underground electric and phone services, two zoned heating and cooling with two heat pumps, propane gas back up generator, two 80 gallon hot water heaters, satellite, DSL, well and septic.

Fenced pastures with frost free water spigots Two run in sheds - one for hay/storage, and one with two 12x12 stalls and area for storage. On private trail system.





Priced at \$860,000.

ALL FIELDS DETAIL


MLS #	22595	# of Bedrooms	5
Status	Active	# of Full Baths	4
Type	Single Family	# of Half Baths	0
Address	198 Kelseys Mill Rd	Approximate Age	1-5
City	Campobello	# of Stories	One Story w/Basement
State	SC	Garage/Carport	2 Car
Zip	29322	Lot Size	10.01-20.0 Acres
Tax Map Area	Campobello	County	Spartanburg SC
Class	RESIDENTIAL	Basement	Yes
Price	\$860,000	Apx Heated Square Footage	3001-3500
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

Type Listing	ER	Agent	MICKEY HAMBRIGHT - (828) 817-1796
Listing Office 1	WALKER, WALLACE & EMERSON - Main (864) 457-2448	SA %/%	3
BA %/%	3	Variable Rate Com. Y/N	No
Owner	Humphries	Deed Restrictions Y/N	Yes
Listing Date	1/19/2009	Number of Acres	20.18
Other Subdivision	Wendswept Plantation	Tax Parcel ID	1-09-00-021.10
Deed Book/Page	140-533	Zoning	none
Year New House	2006	Year New A/C	2006
Year New Furnace	2006	Year New W/Heater	2006
Year New Roof	2006	Elem School	Landrum
Middle/Jr	Landrum	Senior High	Landrum
Appx Htd SqFt AG	2800	Appx Htd SqFt BG	660
Appx Htd SqFt Total	3460	Asking Price per SqFt	248.55
Appx 1st Flr Fin SqFt	2800	Appx Bsmt Fin SqFt	660
Main Level # Beds	4	Main Level # Full Baths	3
Basement # Beds	1	Basement # Full Baths	1
Living Room Level	1	Living Room Apx Size	18x19
Living Room Fireplace	Y	Living Room Comments	many windows/views
Dining Room Level	1	Dining Room Apx Size	12x16
Dining Room Comments	coffered ceiling	Kitchen Level	1
Kitchen Apx Size	25x15lr	Kitchen Comments	eat in area
Den Level	1	Den Apx Size	12x12
Master Bdm Level	1	Master Bdm Apx Size	17x19lr
Master Bdm Comments	seating area -trey	Bedroom 1 Level	1
Bedroom 1 Apx Size	14x12	Bedroom 2 Level	1
Bedroom 2 Apx Size	12x11	Bedroom 3 Level	3
Bedroom 3 Comments	11x11	Bedroom 4 Level	B
Deck Level	1	Deck Comments	great views
Sign Y/N	No	Directions	Landrum BP cross I-26 & right on Fairview Farms Rd. At stop sign R on Race Track. Continue on Race Track to stop sign @ Landrum Mill Rd. Go straight on Frontage Rd. Left on Kelseys Mill. Go to 198
Associated Document Count	0	Update Date	1/22/2009
Status Date	1/21/2009	HotSheet Date	1/21/2009
Price Date	1/21/2009	Input Date	1/21/2009
Days On Market	7		

FEATURES

STYLE Traditional	COOLING FUEL Electricity	EXTERIOR FEATURES Deck Insulated Windows Paved Drive-Concrete	SPECIALTY ROOMS Attic Breakfast Area Guest House Main Fl Master Bedroom
ROOF Composition Shingle	GARAGE Attached	INTERIOR FEATURES Attic Fan Ceiling Fan	BASEMENT Completely Finished
EXTERIOR Stucco Brick	WATER Well	Basement All Window Trmnts Remain	MISC. Storage Building Fencing-Partial
FOUNDATION Basement	SEWER Septic Tank		
FLOORS Carpet	LOT DESCRIPTION Mountain View Wooded		

FEATURES

Ceramic Tile	Open	Some Ceilings 9Ft+	DOCUMENTS ON FILE
Hard Wood	Rolling	Trey Ceilings	
HEAT SYSTEM TYPE	Fenced	Disapp Attic Stairs	Appraisal
Forced Warm Air	Pasture	Dryer Connection	Restrictive Covenants
Heat Pump	Horses Permitted	Washer Connection	Seller Disclosure
Zoned	Stream/Creek	Fireplace	SHOWING INSTRUCTIONS
HEAT SYSTEM FUEL	APPLIANCES	Walk In Closet	Call List Office
Electricity	Range/Oven	Whirlpool Tub	Advanced Notice Required
COOLING TYPE	Down Draft Cook Top	Smooth Ceilings	
Central Forced	Dishwasher	Granite Countertops	
Heat Pump	Disposal		
Zoned	Dryer		
	Microwave		
	Refrigerator		
	Smooth Cook Top		
	Washer		
	Electric Hot Water Heater		

FINANCIAL

Original Price	\$860,000	Tax	2308
Tax Year	2008	Tax Rate	4%
In City Y/N	No	Annual HOA/Regime Fee \$	150
Ann HOA/Regime Fee Mand	Yes	Utility Co. Electric	Duke
Possession	At closing		

ADDENDUM

Sq footage taken from appraisal. If sq ft is important - selling agent/buyer agent to verify. Priced well below appraisal value. Many fine features. For detailed brochure go to www.hambrichtproperties.com

PUBLIC REMARKS

Many fine features. For detailed brochure go to www.hambrichtproperties.com. A blend of fenced pasture, woods, bold steam, and distant vistas. Private trail system in Wendswept Plantation with approximately 350 acres. Two stall run in shed with storage area. Guest house, propane generator..... A true value and priced to sell.

ADDITIONAL PICTURES





For further information
contact:

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